

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

**City of Marshalltown, Iowa Brownfields Community-Wide Assessment Grant Application  
Narrative Information Sheet:**

1. Applicant Identification: City of Marshalltown  
24 North Center Street  
Marshalltown, IA 50158
2. Funding Request:
  - a. Assessment Grant Type: Community-wide Assessment
  - b. Federal Funds Requested:
    - i. Funding amount requested: \$300,000
    - ii. Site Specific Waiver: Not applicable
3. Location:
  - a. City: Marshalltown
  - b. County: Marshall County
  - c. State: Iowa
4. Property Information for Site-Specific Applications: Not applicable
5. Contacts:
  - a. Project Director: Michelle Spohnheimer  
36 North Center Street  
Marshalltown, IA 50158  
Phone: (641) 754-5756  
[mspohnheimer@marshalltown-ia.gov](mailto:mspohnheimer@marshalltown-ia.gov)
  - b. Chief Executive/  
Highest Ranking Elected Official: Joel Greer, Mayor  
24 North Center Street  
Marshalltown, IA 50158  
Phone: (641) 754-5701  
[mayor@marshalltown-ia.gov](mailto:mayor@marshalltown-ia.gov)
6. Population: 27,275 (2018 ACS 5-Year)
7. Other Factors Checklist:

Other Factors	Page#
Community Population is 10,000 or less	No
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	No
The priority brownfield site(s) is impacted by mine-scarred land.	No
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water,	1

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated floodplain.	<b>No</b>
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	<b>Unknown</b>
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	<b>8-9</b>

8. Letter from the State or

Tribal Environmental Authority:

Attached



October 19, 2020

Mr. Jonathan Harrington  
US EPA Region 7  
11201 Renner Blvd  
Lenexa, KS 66219

RE: City of Marshalltown, Iowa – FY21 Brownfield Grant Application for  
Community-wide Hazardous Substances and Petroleum Assessment

Dear Jonathan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Marshalltown's assessment grant application for \$300,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative addresses known and potential hazardous substance and petroleum contamination at multiple abandoned and underutilized commercial and industrial parcels within the City's Urban Core.

The City seeks to carry out a comprehensive, community-wide approach for public engagement and participation in the environmental assessment, cleanup, and redevelopment planning efforts for former manufacturing, warehousing, and railroad properties within the core of Marshalltown, as known and suspected environmental contaminants have had a detrimental impact on redevelopment interest and community-quality impact in this area.

The Iowa Department of Natural Resources (IDNR) has worked closely with the City of Marshalltown in past years by providing technical and financial resources through our Brownfield State Response Section 128(a) Program; however, the daunting task of these larger sites and a needed community-wide assessment approach within Marshalltown will require significant investment, beyond the dedicated resources that both the IDNR and the City have already put forward.

The IDNR appreciates the opportunity to be a supportive partner for brownfield assessment, cleanup, and redevelopment projects in the past with the City of Marshalltown, and we support the brownfield assessment strategies presented within the City's application with the highest degree of endorsement and confidence.

Sincerely,

Mr. Mel Pins  
Executive Officer  
Iowa Brownfield Redevelopment Program

**Narrative/Ranking Criteria**

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

**1.a. Target Area and Brownfields**

1.a.i. Background and Description of Target Area: The City of Marshalltown, located in central Iowa and comprising 19.31 square miles of land, was first settled in 1851. Marshalltown is the population center and the county seat of Marshall County (population of 40,271), with 27,275 residents (ACS 2018 5-year). At the turn of the 20<sup>th</sup> Century, Iowa led the nation in agricultural products and rank 17<sup>th</sup> in manufactured products. Modern industrialism transformed the economic and social life of Iowa and especially, Marshalltown. During this time Marshalltown had the nickname “Little Pittsburgh” because of the town’s burgeoning business and industry. In 1899 Marshalltown had manufactured products worth \$1,000,000 plus. As Iowa became the nation’s foremost supplier of butcher stock, new packing centers arose across the state and in Marshalltown. Marshalltown’s urban core is the birthplace of two world famous businesses, Fisher Governor, now Emerson Processing Management/Fisher Controls Division, and the Lennox Furnace Company, now Lennox Industries. Over the past 30 years the community, and especially the urban core has steadily lost high-paying, white-collar jobs, as two major companies (Lennox Industries and Fisher Controls) relocated their headquarters. This loss has resulted in vacant, deteriorating and/or underutilized buildings around these facilities. During the same time Swift meat packing plant, now JBS, opened on the northside of urban core, creating low-waged jobs that have continued to attract immigrant populations (Latino, Myanmar (formerly Burma), and Sudanese). The combination of an aging population, out-migration of the young, major closures, headquarter relocations, low-wage jobs, loss of small businesses, a devastating tornado, world-wide pandemic and a disastrous derecho within the urban core has created a significant number of brownfield sites, disinvestment and buildings in a state of disrepair.

The urban core is the target area for the community-wide assessment program and is located within census tracts 9505, 9506 and 9509 and includes the Iowa River and Linn Creek. The urban core is bound by the City limits to the north and east, S. 12<sup>th</sup> Street to the west and West Olive/South Street/E Anson Street/E Nevada Street/Quarry Road to the south. Census tract 9509 is the City’s opportunity zone area and includes part of the target area listed above. Past and current land uses of the urban core include industrial, commercial, institutional, downtown mixed use, medical, office and residential. In August of this year another devastating blow was dealt to Marshalltown’s urban core from the 2020 Midwest Derecho. This derecho had recorded wind gusts of 114 miles per hour (category 2 hurricane force winds) and damaged nearly 1,000 properties in the urban core. This came as the urban core was still rebuilding from the July 2018 catastrophic EF-3 tornado. In response, to the tornados devastation the City quickly mobilized energy and funds into downtown planning, rebuilding, and revitalization. These efforts produced the Marshalltown Downtown Master Plan (DMP) and in conjunction with the Highway 14 Corridor Plan (HWY 14 Plan), 2018 and the Comprehensive Plan 2030 (Comprehensive Plan), 2012 the urban core now has a road map for rebuilding. However, several sites identified as priorities within these plans need environmental site assessments (ESA) to serve as the catalyst for reuse.

1.a.ii. Description of the Priority Brownfield Site(s): Marshalltown’s urban core has three priority sites in need of assessment along with a significant number of smaller sites that need to be inventoried. The three priority sites were identified in the DMP and/or HWY 14 Plans outreach efforts as high priorities for community members. They are within close proximity to the Downtown Business District

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

(Downtown) and consequently, close to the surrounding established residential neighborhoods within the urban core. With the vast economic effects caused by Covid-19, the City of Marshalltown and the Kansas State University Technical Assistance to Brownfields Program (KSU TAB) are currently working on a study of the area to include market analysis, recovery, and revitalization efforts for these sites.

**Site #1:** Unity Point Hospital and McFarland Clinics (**Medical Campus**) consists of 12 acres (16 parcels) of medical buildings and parking lots that have been aggregated over the last century. In 2019, the hospital and clinic announced they would relocate to the southside medical park (outside the urban core). The DMP completed an extensive community engage process, and identified the Medical Campus as an area of importance. Reuses identified include mixed-use, multi-family residential, festival park and conference center/hotel. Suspected containinants include heavy metals, USTs, low level radioactive waste, asbestos containing materials (ACM), lead based paint (LBP), and poly aromatic hydrocarbs (PAHs).

KSU TAB is currently assisting the City and Unity Point on additional site reuse visioning and how to prepare and market the site for an appropriate developer. The loss of the medical services outside of the downtown is significant and redevelopment of this site is critical to the vitality of the downtown. There has been some preliminary discussions related to more indepth visioning and reuse planning within the community on the Medical Campus site.

**Site #2: 700 Block of South Third Ave (Liberty Campus)** was once home to Letts-Fletcher and later the Western Grocer Mills complex, a power plant was housed in the center of the company's signature canning facility. The 13.94 arce complex of eight structures in disrepair is a ghost of its former self. The site received extensive damage from the derecho. The City's trail system crosses Linn Creek at the northeast corner of this heavy industrial property and then follows the eastern border. The HWY 14 Plan has identified the site for a trailhead and calls for the parcel to redeveloped into more human-centered land uses that will be more engaging for trail uses, such a mixed-use development with a brewery on the first floor and residential on the upper floors. The plan has the parcel being subdivided to extend the street grid which will better support infill development. This site is suspected to contain heavy metals, fuel oil, ACM, LBP, and PAHs.

The City has started negotiating with the owner to acquire the property contingent upon State and Federal funding to assist with cleanup efforts. Marshall County was declared a Federal disaster (DR-4557) and the City is working on projects under the Public Assistance designation. A request will be made by the end of 2020 for demolition assistance under the 403 Demolition Program. The City has also initated conversations to partner with Iowa Department of Natural Resources (IDNR) regarding participation in the Iowa 128(a) program in order to conduct a Phase I Environmental Site Assessment (ESA) and ACM assessment.

Redevelopment of brownfields sites can be complicated. This significant industrial site has deteriorated over the years and frequently has been identified as a public nuisance. The estimated cost to make this site shovel ready is \$3,000,000. Partnership with the IDNR, EPA and FEMA is essential to move forward to complete ESAs, abatement, cleanup and demolition. Redevelopment of this site will have a signifcant impact on the surronding neighborhood and entire community. The site is located in a Federally desiganted Opportunity Zone which will be a driving force for redevelopment.

**Site #3:** The **Third Ave Viaduct** (Linn Creek southern border, E. Linn Street northern border, S 2nd Ave western border and S. 4<sup>th</sup> Avenue eastern border) is compried of nearly 75 parcels of inconsistent

developments, historic commercial buildings, and vacant/underutilized buildings/lots. Addressing vacant/run down buildings was a high priority identified through the community engagement process of the HWY 14 Plan. The area is characterized by high traffic volume, low property values, and opportunity zone designation. The HWY 14 Plan calls for mixed used development with street scapes elements, pedestrian connections and gateway elements. With the abandoning of roadway ramps, the former ramping area will provide a significant developable area for greenspace and mixed-use, which will serve as a catalyst for the area. The area is suspected to have heavy petroleum, PAHs, arsenic, PCBs, VOCs and other heavy metals.

### **1.b. Revitalization of Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans:**

All three priority areas have been identified within the HWY 14 Plan (2018) which did not foresee how the impacts Covid-19 would reshape the economy. In response, the City is currently working with the KSU TAB to help the City with recovery and revitalization efforts. **Site #1 Medical Campus:** ESAs and cleanup planning are needed for this site for the reuse plan. Reuse opportunities include a festival park, hotel/conference center, housing, multi-use development as identified in the DMP and HWY 14 Plan. HWY 14 is the primary North/South route through Marshalltown and anchors of the Medical Campus and Main Street District. According to the Iowa Department of Transportation (IDOT) the average daily traffic count on this segment of HWY 14 is 10,600 vehicle. The City has been working with IDOT on roadway improvements along the corridor. With the planned vacation of the Medical Campus by the end of 2022 it is becoming increasingly important to have a reuse plan in place. The City is set to award the contract for Phase II of the Downtown Master Plan by the end of November 2020. Part of the scope will include assessing the one-way streets which feed into the south part of the Medical Campus along with streetscaping and parking improvements. The City has committed \$100,000 towards this planning effort. **Site #2 Liberty Campus:** Has been identified for human-centered commercial or mix-use infill development (housing, food and green space) with a trail gateway and greenway connection, that will be engaging to trail users in the HWY 14 Plan. This site was damaged heavily from the Derecho, accelerating the need for site reuse, as it currently poses a health and safety hazard to the community and surrounding neighborhood. The City is currently working with the IDNR's 128(a) program to move forward on Phase I ESA and asbestos inspection for the site. The HWY 14 Plan included a conceptual layout for this site. **Site #3 Third Ave Viaduct area:** With the development of Nevada Street and the removal of existing ramps, a significant amount of land will be available for new green space and mixed-use developments with emphasis on food, drink and entertainment venues. It is also anticipated that with street reconstruction, street scaping and pedestrian connections will spark reuse of other sites in the area. ESAs have been identified as a need for this area.

**1.b.ii. Outcomes and Benefits of Reuse Strategy:** Reinvestment of the priority sites will result in an expanded tax base, additional employment opportunities, and vibrant recreational opportunities within the urban core and opportunity zone. Marshalltown understands that the benefits of brownfields reuse are increased commercial/retail, recreational options, and improved living conditions that attract additional development in disproportionately impacted areas. According to the Iowa Economic Development Authority's (IEDA) Economic Impact on Main Street Iowa, for every vacant or underutilized site, it costs the community \$222,340 annually. There are multiple brownfield properties within the Target Area that have the potential for reuse. If 5 of these vacant or underutilized

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

sites are reuse through this program, \$1,111,700 would be brought back into the community annually, not including construction costs. It is also estimated that 5 small new retail businesses will be housed at these redeveloped sites adding approximately 50 new jobs. The Medical Campus is a primarily tax-exempt property currently generating a fraction of the potential property tax that could be created. The Liberty Campus is currently generating less than \$5,000 per year in property taxes and has declined 70% over a 5-year period. If a redevelopment valued at least \$10 million takes place on the property tax generated would total more than \$400,000 annually.

**1.c. Strategy for Leveraging Resources**

**1.c.i. Resources Needed for Site Reuse:** The City of Marshalltown has a proven history in securing funding from governmental and private sources to help fill projects gaps. The urban core is the top revitalization priority for the city and substantial financial and programmatic resources have been committed or applied for, for the area.

Marshalltown Target Area Leveraged Funds	
Leveraging Tax Incentives	Description (all funding has been committed)
\$100,000	Phase II DMP planning project – City Funded
\$200,000	Economic Development Administration (EDA) and Local Foundation funding for the DMP
\$75,000	Local Foundation, City and Region 6 funding to complete HWY 14 Plan
\$1,600,000	Iowa DOT RISE grant for Edgewood Road extension
\$2,955,080	EDA funding for Edgewood Road extension
\$1,000,000	Iowa DOT HWY 14 improvements – budgeted for FY21-22
\$3,400,000	U.S. HUD Lead Based Paint Hazard Reduction Grant
\$1,500,000	IEDA Community Catalyst Grant for downtown building renovation
\$8,800,000	IFA LIHTC project for 50 units at Marshalltown Lofts construction
\$200,000	City grant funding for new construction projects in the downtown area.
Leveraging Tax Incentives	Description (pending applications)
\$25,000	Iowa DNR 128(a) funding for Liberty Campus (702 S 3 <sup>rd</sup> Ave)
\$4,150,000	FEMA 403 Demolition Assistance under DR-4557

**1.c.ii. Use of Existing Infrastructure:** Each of the priority sites are within the urban core, which provides existing and adequate infrastructure to accommodate reuse needs. Each site is accessible via the existing street network with utilities, such as electrical, natural gas, water, and sewer available. Due to the age of the medical campus, a minor infrastructure analysis might be needed for some of the older buildings. The Liberty Campus redevelopment may require the installation of streets and utilities to newly created lots. The City would ideally like to preserve the community's history and heritage and will encourage the reuse of building over demolition and new construction when possible. Due to the Derecho event some sites are now considered dangerous and building demolition may be required to ensure there is not a public health and safety threat. In both redevelopment and new development, the City will encourage green building methods.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**2.a. Community Need**

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

2.a.i. The Community's Need for Funding: Marshalltown is prepared to manage and provide guidance for the reuse of priority brownfields. The devastation from 2018 tornado, Covid-19 and the Derecho has caused the City to lose millions of dollars in property valuations, with the urban core being the hardest hit. Without the EPA grant assistance, Marshalltown will be severely limited in its abilities to assess, cleanup, and plan for the reuse of these priority brownfield sites, delaying an economic upturn for a city in need. The urban core's median household income is 25% lower than the national median household income (2018 ACS 5-Year), preventing the City from raising property taxes. With more than one out of every 5 residents within the urban core living below the poverty level (2018 ACS 5-Year), the economic conditions of the residents is felt by the City with reduced tax revenues for critical municipal services, leaving nothing for brownfield reuse. Over the past 5 years parcels within the urban core have seen a significant decrease in property taxes, with the most being nearly 75%. Most of the medical campus is exempt from paying property taxes, making the addition of a small boutique hotel a much needed \$100,000 annual gain for the City.

2.a.ii. Threats to Sensitive Populations:

2.a.ii.(1). Health or Welfare of Sensitive Populations: Forty percent of the population are seniors and children making them the bulk of the sensitive populations living within the urban core and fifty percent of the population is Hispanic or Asian. Seniors make up approximately 10% of the target population and children comprise about 30% of the urban core population (2017 ACS 5-Year). One out of every five seniors and children in the target area are living below the poverty level (2017 ACS 5-Year). Housing within the target area is old with over 90% of the homes built before 1980 (2017 ACS 5-Year), meaning that most children in the target area continue to be exposed to lead-based paint and asbestos hazards. Additionally, the contaminants found at brownfields sites are known to cause elevated blood lead levels, respiratory problems, and reproductive issues. The sensitive populations within the target area will continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged. In addition, many of the brownfield sites in the target areas are near day care facilities, schools, and areas with older residents. Because many of the brownfield sites are not secured or may be a source of airborne pollutants/contaminants, they represent additional potential threats to sensitive populations in the area. This U.S. EPA Brownfields Assessment Grant will provide the City with a secure funding source to continue to proactively investigate the real threats posed by the priority properties and, if necessary, help protect these sensitive populations from ACM, LBP, heavy metals, petroleum, PAHs and PCBs.

- According to IDPH's Iowa Public Health Tracking (IPHT) program, within Marshall County, where Marshalltown is located, roughly 1% of the 1,497 children screened were confirmed to have an elevated blood lead (EBL) level. It is estimated that approximately 14 children are EBL cases in the urban core.
- According to IPHT program, Marshall County (smallest geographic unit available) had 111 emergency department visits and 9 hospitalizations for asthma in 2018.

2.a.ii.(2). Greater Than Normal Incidence of Disease and Adverse Health Conditions: According to the County Health Rankings & Roadmap program, Marshall County is ranked 84<sup>th</sup> of Iowa's 99 counties in terms of health factors (1 best to 99 worst). The rankings include health factors such as high school graduation rates, obesity, smoking, unemployment, access to healthy foods, the quality of air and water, income inequality, and teen births.



FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact area individuals. The proposed EPA grant funding will allow the City to assess the extent of suspected contamination levels and address exposure pathways. The direct impact of the individual brownfields sites is currently unknown but recent health studies indicate exposure to carcinogens in the greater Marshalltown area is higher than other communities and counties in Iowa (see below). This is a substantial concern as many of the potential contaminants associated with the priority brownfield sites are known to cause cancer (asbestos, lead, petroleum, PCBs, and PAHs).

- A University of Iowa study entitled 2018 *Cancer in Iowa* report listed Marshall County as being one of the top fifteen counties in Iowa for estimated cases of new cancer.
- The National Cancer Institute (NCI) lists Marshall County cancer incidence rates in Iowa from 2012-2016 (<http://statecancerprofiles.cancer.gov>). The county's incidence rate of 485.3 is higher than the U.S. rate of 448 per 100,000.

As evident, the urban core area contains a considerable concentration of facilities, especially the priority sites that have the potential to adversely impact nearby populations and the environment. The referenced circumstances make it critical for the City to continue protecting the health of all residents living near brownfield sites. Revitalizing the urban core will truly benefit sensitive populations through the reduction in blight, job creation, expanded local tax base and the social services they fund, and providing active transportation choices that improve community health.

**2.a.ii.(3). Disproportionately Impacted Populations:** The urban core of the City of Marshalltown contains a railroad corridor and current and former industrial sites, which present possible contaminants of petroleum, PAHs, arsenic, PCBs, heavy metals, LBP, and ACM. The urban core's poverty level is 18.7% (higher than both the state (12%) and national (14.6%) averages) and child poverty is at a staggering 7.8%. Out of the 4,517 households, almost 25% received Supplemental Nutrition Assistance Program (SNAP) benefits (2017 ACS 5-Year). Through an active community engagement process, and the assessment of the priority sites, reuse of blighted properties will be attractive to developers paving the way for job creation, expanded local tax base and healthy affordable housing that provides access to quality of life amenities. The reuse plans for the target areas also include greenspace areas, ideal for community gardens. Allowing residents access to fresh healthy food. This funding is essential key for the City of Marshalltown to stop the spread of blight in the target area and will provide a mechanism to increase the standard of living for residents in this area, as well as the whole community.

## 2.b. Community Engagement

### 2.b.i./ii. Project Partners/Project Partner Roles:

Project Partners & Roles		
Partner Name	Point of Contact	Specific Role in the Project
Marshalltown Chamber of Commerce	Name: Lynn Olberding Email: <a href="mailto:lolberding@marshalltown.org">lolberding@marshalltown.org</a> Phone: (641) 753-6645	Assist with outreach and education efforts, especially skill workers.
Vision Marshalltown	Name: Kyley Leger Email: <a href="mailto:Kyley.Leger@visionmarshalltown.org">Kyley.Leger@visionmarshalltown.org</a> Phone: (641) 691-2790	Will help promote community engagement and help spur reuse efforts.

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

Marshalltown Main Street	Name: Deb Millizer Email: <a href="mailto:director@marshalltownmainstreet.org">director@marshalltownmainstreet.org</a> phone: (641) 844-2001	Assist with community outreach efforts within Downtown through seeking out input from the business community.
UnityPoint Foundation	Name: Deirdre Gruendler Email: <a href="mailto:MT_Foundation@unitypoint.org">MT_Foundation@unitypoint.org</a> Phone: (641) 754-5005	Owner of the medical campus, will allow site access for ESAs, and serve as a stakeholder in site reuse
Region 6 Resource Partners	Name: Marty Wymore Email: <a href="mailto:Mwymore@Region6resources.org">Mwymore@Region6resources.org</a> Phone: (641) 752-0717	Provide guidance during the reuse planning process and identify funding sources.
General Public		Provide input on priority site reuse and community buy-in and assist with brownfields inventory.

**2.b.iii. Incorporating Community Input:** Through the community engagement process outcomes for the priority sites will emerge along with sites to be included in the brownfields inventory. The proposed community engagement process will include the City, project partners and the QEP conducting outreach to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.) and the general public to achieve an area wide reuse/ cleanup plan for the priority sites that will build off of the HWY 14 Plan and DMP planning efforts. The plans will be utilized to attract developers to the three priority sites. The following outreach methods will be utilized during the community engagement process: •Host periodic open house (in person or virtually) events at varying times and multiple venues within the urban core (churches, schools, hospital, etc.) to keep citizens engaged in the process. •A dedicated project website will be developed to provide information and allow for feedback/comments. •The program will create project specific brochures for public education and will be distributed by project partners. •Periodic presentations will be given at City Council Meetings to provide project updates and allow for additional community input. •The project will utilize various methods to inform the public of upcoming events/meetings (newspaper, radio, flyers, website, etc.). All program information will be translated when possible to reach non-English speaking residents. The City uses Google Translate for the website and does have a Spanish speaking Administrative Assistant in the Housing Department. The outcomes that receive the most consensus for each priority site by the community will be evaluated by the QEP to determine the feasibility (environmental, financial, etc.). Outcomes that are deemed feasible for each priority site will be prioritized through additional community input. The prioritization list will be incorporated into the brownfields reuse and cleanup plans and presented to the City Council for approval.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

#### **3.a. Description of Tasks/Activities and Outputs**

##### **3.a.i./ii./iii./iv Project Implementation/Anticipated Project Schedule/Lead/Output:**

<b>Task 1: Cooperative Agreement Oversight</b>	<b>(\$42,000)</b>
i. Project Implementation: Cooperative Agreement Oversight will be conducted by the City of Marshalltown staff as indicated in Section 4.a.i./ii. and will include but is not limited to general grant management, qualified environmental professional (QEP) procurement (during the first quarter) and oversight, ensuring reporting requirements are met, and budget and invoice reconciliation. The selected QEP will assist with ensuring reporting requirements are met. These activities will be	

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

conducted for both the priority sites and sites within the secondary inventory and will take place throughout the grant cycle.
ii. Anticipated Project Schedule: Quarters 1 - 12
iii. Task Lead: Michelle Spohnheimer
iv. Output(s): Workplan; Project Schedule; Quarterly and Final Reporting; Monthly Funding Draws Prepared/Reconciled and Submitted to EPA; Project scopes of work
<b>Task 2: <i>Inventory and Community Outreach</i> (\$19,000)</b>
i. Project Implementation: *Inventory - An inventory of priority sites has already been established. However, an inventory in the form of a database will be completed for identified brownfields sites within the target area. *Community Outreach – will be conducted as stated in section 2.b.iii. Incorporating Community Input.
ii. Anticipated Project Schedule: Quarters 1 – 12
iii. Task Lead: Oversight by Michelle Spohnheimer. Executed by QEP.
iv. Output(s): Inventory of brownfield sites within the target area; Community Involvement Plan; Program Website; Marketing Materials (flyers, brochures, etc.); 5 public input meetings; 3-4 presentations/updates to City Council
<b>Task 3: <i>Environmental Site Assessments (ESAs)</i> (\$149,000)</b>
i. Project Implementation: Phase I ESAs for the priority sites parcels (at least 20 parcels) and Phase II ESAs as needed. The City is anticipating based on site history that the Medical and Liberty Campuses will need Phase II ESAs. It is also anticipated that at least one parcel within the Third Ave Viaduct area will need a Phase II. It is also anticipated that supplemental Phase II ESAs (asbestos and lead-based paint inspections) will be needed for buildings within the priority areas. The City has begun talks with Unity Point and Liberty Real Estate LLC (Medical Campus and 700 Block of South Third Ave) regarding accessing the sites for environmental site assessments and at this time both owners are open to having their parcels assessed. This task involves QEP and reporting expenses, printing, and other eligible assessment-related expenses. Work plan for the project will be completed by the QEP. Site eligibility determinations for the priority sites will be sent to EPA for price range for Phase I ESA is \$2,500 to \$3,000, the average price range for Phase II ESA is \$10,000 to \$30,000 per site, while supplemental Phase II ESAs is \$8,000 to 12,000 in Iowa.
ii. Anticipated Project Schedule: Quarter 1: Draft workplan submitted to EPA; Quarter 1: Site eligibility determinations on the priority sites sent to EPA; Quarters 2 – 9: Phase I ESAs on priority sites; Quarters 3– 10: Phase II ESAs on priority sites.
iii. Task Lead: Qualified Environmental Professional (QEP)
iv. Outputs: Project Workplan; Priority site determinations; Phase I ESAs (at least 20 parcels assessed); 3 Phase II ESAs (25 acres), 3 site specific workplans; 3 Supplemental Phase II ESAs.
<b>Task 4: <i>Target Areawide Reuse &amp; Clean-up Plan</i> (\$90,000)</b>
i. Project Implementation: This task involves the creation of a reuse and cleanup plan for priority sites within the target area. The plan will identify clean up implementation strategies and potential resources for the identified reuse activities from previous planning efforts and community engagement. The QEP will utilize information obtained during the assessment phase to evaluate the potential level of effort necessary to cleanup the site to the most popular reuse idea from the community input phase. The QEP will complete an analysis of brownfield clean-up alternatives (ABCAs) to be included in the cleanup plan for each of the priority sites. The total estimated budget

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

for this task includes QEP time, travel to attend meetings with IDNR staff and/or other stakeholders related to the actual cleanup or proposed reuse plans. Additional, costs for supplies such as mapping, copying, publishing, mailing, etc. is also included.
ii. Anticipated Project Schedule: Quarters 6-9
iii. Task Lead: Overseen by Michelle Spohnheimer and conducted by the QEP
iv. Outputs: - Target Areawide Reuse & Clean-up Plan

**3.b. Cost Estimates -Describe How Cost Estimates Were Develop**

Budget Categories		Project Tasks (\$)				Total
		(Task 1) Oversight	(Task 2) Inventory & Outreach	(Task 3) ESAs	(Task 4) Planning Activities	
Direct Costs	Personnel <sup>1</sup>	\$9,360	\$2,330			\$11,690
	Fringe Benefits <sup>1</sup>	\$2,640	\$670			\$3,310
	Travel <sup>2</sup>		\$2,750			\$2,750
	Equipment					-
	Supplies <sup>3</sup>		\$1000		\$2,500	\$3,500
	Other <sup>4</sup>		\$250			\$250
	Contractual <sup>5</sup>	\$30,000	\$12,000	\$149,000	\$87,500	\$278,000
Total Direct		\$42,000	\$19,000	\$149,000	\$90,000	\$300,000
Total Indirect <sup>6</sup>		-	-	-	-	-
<b>Total Budget</b>		<b>\$42,000</b>	<b>\$19,000</b>	<b>\$149,000</b>	<b>\$90,000</b>	<b>\$300,000</b>

<sup>1</sup>Average salaries Director (\$56.45 personnel per hour and \$16.00 per hour for fringe benefits) \*208hrs\*72.45=\$15,000 (round down) <sup>2</sup> Travel was based on average costs for five day travel from Marshalltown to a major metropolitan city for national brownfields conference ((airfare average=\$500) (mileage to airport 140 miles\*0.575 per mile=\$80 (round down)) (airport parking 5 days\*\$15=\$75) (hotel \$250\*5 nights =\$1,250) (meals based on federal per diem rates for a major city (6\*\$60=\$360)) and mileage to meetings outside Marshalltown (844\*\$0.575=\$485 (round down)) <sup>3</sup> Supplies include mailings, printing, computer, website, etc. <sup>4</sup>Other-conference registration at \$250. <sup>5</sup>20 Phase I's (\$2,500-\$3,500) average cost of \$3,000 \*20= \$60,000, 3 Phase IIs (\$10,000-\$30,000) average cost of \$20,000 \* 3 = \$60,000, 3 - ACM/LSI (\$10,000) \$10,000 \*3 =\$29,000 (round down) and one site reuse plan (\$50,000) 2 site specific clean-up plans (\$20,000 each), costs provided from potential QEPs. <sup>6</sup>Administrative costs cannot exceed 5% of EPA funds. The City will not charge indirect costs.

**3.c. Measuring Environmental Results:** The City of Marshalltown will develop a detailed project schedule and work plan based on information provided in section 3.a. The work plan will detail key milestones for when outputs will be accomplished. The City will hold regular meetings with the QEP and manage a shared excel spreadsheet to track progress. Project benefits will be recorded and input into ACRES if applicable and/or included in the final report. Project progress and reuse efforts will be showcased on the website to heighten community awareness of brownfields cleanup and reuse within the target area. After grant funding has ended the EPA ACRES Database will be continually updated by the City. When new activities, including assessments, reuse or job creation are accomplished, it will be updated in ACRES.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **4.a. Programmatic Capability**

4.a.i./ii. Organizational Structure/Description of Key Staff: The City of Marshalltown will administer the assessment grant with the assistance of the procured QEP. The City will prepare a Request for Proposals/Qualifications, advertise, and disseminate to environmental professionals. The City will focus on securing the services of a firm experienced in performing work funded through this program and familiar with the program's requirements. The City will work the QEP to prepare the necessary eligibility determinations and site-specific quality assurance project plans for review and approval.

With more than 20 years of experience in city and grant management, Ms. Michelle Spohnheimer, Housing and Community Development Director, will serve as the Project Director and is responsible for overseeing the grant. Ms. Diana Steiner, City Finance Director, will provide a supporting role in fiscal management of the grant. In the unlikely event of staff turnover, the City will retain project leadership from staff assigned to the grant's management (e.g., City Manager, Public Works Director, or both) and the QEP.

4.a.iii. Acquiring Additional Resources: The City of Marshalltown will procure through a competitive selection process for a QEP that is experienced in EPA brownfields projects, brownfields reuse, brownfields cleanup and environmental site assessments. This QEP will assist with cooperative agreement oversight, assessments, cleanup planning, inventory/community engagement and planning activities. The City has implemented this resource acquisition process successfully on a previous brownfield grant resulting in the achievement of all cooperative agreement objectives. The City has a significant history in working closely with the executive officer of the Iowa Brownfields Program, in which technical expertise and advice has been provided.

##### **4.b. Past Performance and Accomplishments**

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The previous EPA Brownfield Assessment Grant listed below had all funds spent and was successfully closed out with no negative findings.

##### **EPA Brownfields Hazardous Substances & Petro Assessment Grant – \$400k 10/2007 – 9/2012**

4.b.i.(1). Accomplishments: The City completed Phase I ESAs on 20 parcels totaling 6.55 acres during the grant period. The City completed Phase II ESAs on 15 parcels totaling 5.77 acres. All parcels were updated in the EPA ACRES database with the results of both Phase I and Phase II ESAs. Several cleanup planning initiatives were completed post ESA activities including review of analytical data to determine additional testing in addition to identifying additional funds for reuse initiatives for affordable housing. All funds were expended and compliance with the cooperative agreement requirements were met.

4.b.i.(2). Compliance with Grant Requirements: The City has successfully performed the activities required to meet the programmatic requirements to oversee the grant agreement, which includes completion of all administrative requirements of the grant agreement.

Specifically, the City accomplished the following during the project period:

- Procured and hired a QEP
- Attended the 2008 and 2009 annual Brownfields Conferences
- Completed/submitted 20 quarterly reports to EPA on time
- Completed/submitted Final Closeout Report to EPA within 90 days following grant expiration

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application

**City of Marshalltown, Iowa Brownfields Community-Wide Assessment Grant Application**

**Threshold Criteria Response**

**III.B.1. Statement of applicant eligibility:** The City of Marshalltown, Iowa affirms that the organization is eligible for funding as it is a “General Purpose Unit of Local Government” in the State of Iowa and is therefore eligible as per the guideline definition (see Resolution below).

**III.B.2 Community Involvement Plan Summary:** Through the community engagement process outcomes for the priority sites will emerge along with sites to be included in the brownfields inventory. The proposed community engagement process will include the City, project partners and the QEP conducting outreach to inform and solicit input from stakeholders, private investment entities (i.e. developers, realtors, banks, etc.) and the general public to achieve an area wide reuse/ cleanup plan for the priority sites that will build off of the HWY 14 Plan and DMP planning efforts. The plans will be utilized to attract developers to the three priority sites. The following outreach methods will be utilized during the community engagement process:

- Host periodic open house (in person or virtually) events at varying times and multiple venues within the urban core (churches, schools, hospital, etc.) to keep citizens engaged in the process.
- A dedicated project website will be developed to provide information and allow for feedback/comments.
- The program will create project specific brochures for public education and will be distributed by project partners.
- Periodic presentations will be given at City Council Meetings to provide project updates and allow for additional community input.
- The project will utilize various methods to inform the public of upcoming events/meetings (newspaper, radio, flyers, website, etc.). All program information will be translated when possible to reach non-English speaking residents. The City uses Google Translate for the website and does have a Spanish speaking Administrative Assistant in the Housing Department. The outcomes that receive the most consensus for each priority site by the community will be evaluated by the QEP to determine the feasibility (environmental, financial, etc.). Outcomes that are deemed feasible for each priority site will be prioritized through additional community input. The prioritization list will be incorporated into the brownfields reuse and cleanup plans and presented to the City Council for approval.

**III.B.3. Affirmation Statement regarding active Assessment Grants:** The City of Marshalltown, Iowa affirms it does not have an active EPA Brownfields Assessment Grant.

2020-251

**RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN US ENVIRONMENTAL  
PROTECTION AGENCY (EPA) BROWNFIELDS ASSESSMENT GRANT**

**WHEREAS** EPA established the Brownfields Assessment Grant Program and has announced funding availability under said Program for community-wide assessment grants; and

**WHEREAS** the City is an eligible applicant with a proven track record of successfully implementing funding under said Program; and

**WHEREAS** the environmental assessment associated with demolition, acquisition and private redevelopment will be required for redevelopment specifically in the areas of the downtown and the Highway 14 corridor; and

**WHEREAS** said Program is a source of funding for environmental assessments and there is not a match requirement; and

**WHEREAS** the City Council has reviewed the request and found it to be in the best interest of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:**

**Section 1.** The City staff and Mayor is hereby authorized to prepare and submit a Brownfields Assessment Grant Program application in the amount of \$300,000.


**Section 2.** The Council hereby authorizes staff to accept the award if granted and sign necessary agreements to execute an award.

Passed this 14<sup>th</sup> day of September, 2020 and signed this 15<sup>th</sup> day of September, 2020.

CITY OF MARSHALLTOWN, IOWA

  
\_\_\_\_\_  
Joel T.S. Greer, Mayor

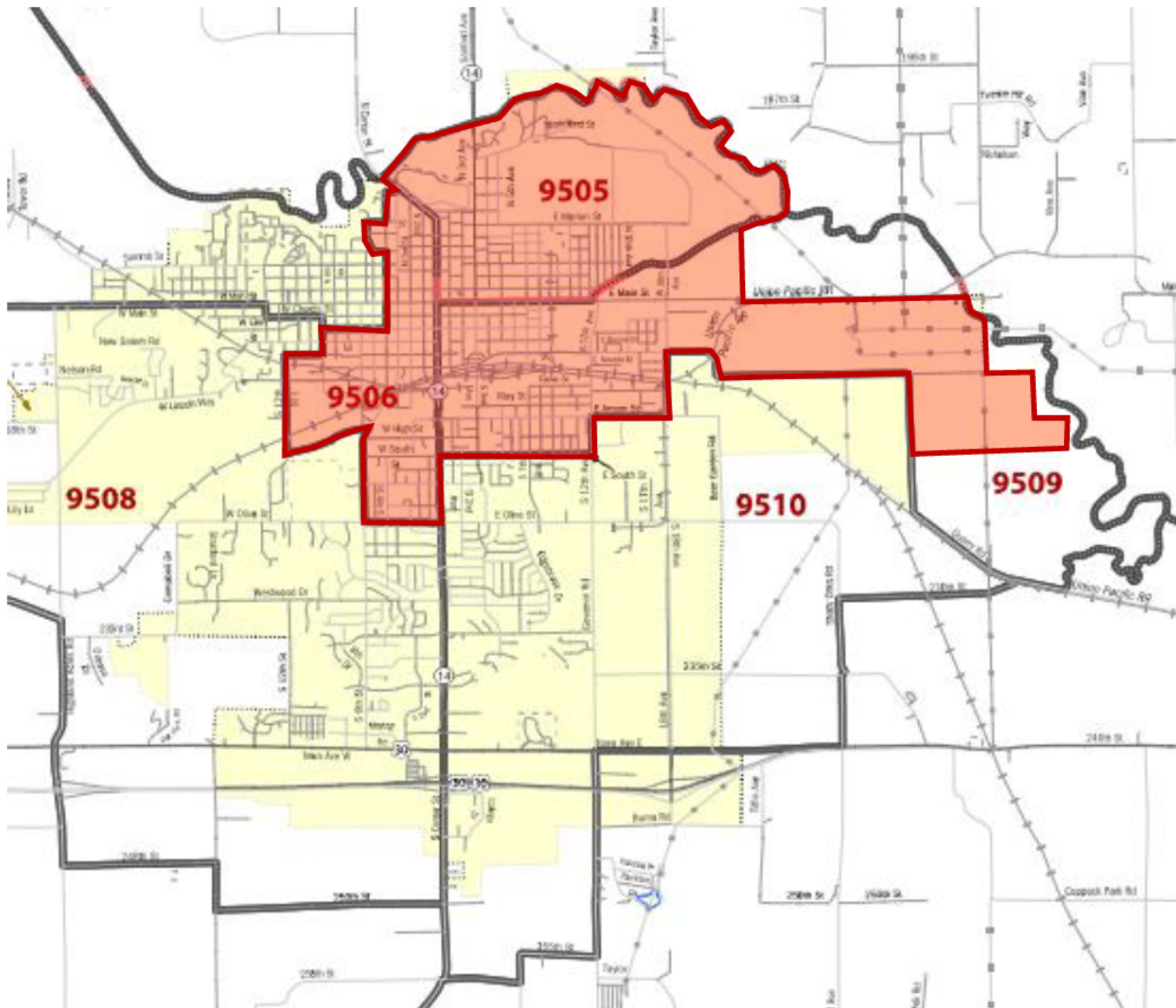
ATTEST:

  
\_\_\_\_\_  
Alicia Hunter, City Clerk



# City of Marshalltown, Iowa

## Census Tract Priorities: 9505, 9506 and 9509





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/23/2020

4. Applicant Identifier:

City of Marshalltown

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Marshalltown

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0758522930000

d. Address:

\* Street1:

24 N Center St

Street2:

\* City:

Marshalltown

County/Parish:

Marshall

\* State:

IA: Iowa

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

50158-4911

e. Organizational Unit:

Department Name:

Housing-Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

\* First Name:

Michelle

Middle Name:

\* Last Name:

Spohnheimer

Suffix:

Title:

Housing Community Development Director

Organizational Affiliation:

City of Marshalltown

\* Telephone Number:

641-754-5756

Fax Number:

641-754-5742

\* Email:

mospohnheimer@marshalltown-ia.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

### \* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Jurisdiction Map of Marshalltown.pdf

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

FY2021 U.S. EPA Brownfield Community-Wide Assessment Application - Marshalltown, Iowa

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: